



## Connaught Heights 2 Agnes George Walk, London, E16 2FR

Sell My Home are pleased to present to the market, this excellently presented two bedroom purpose built apartment in the Royal Docks area.

The property benefits from a sizeable kitchen and lounge with dual aspect windows providing plenty of light. The kitchen is finished to a contemporary standard and includes a range of integrated appliances. The lounge also includes access to a terrace with wonderful views over the Royal Docks area. Also included are: A master bedroom with en-suite shower room, a second double bedroom and a bathroom with three piece bathroom suite. All presented to a modern and pleasing standard.

The property further includes a private resident's gymnasium and 24hr concierge. Within the area are an array of shops in the immediate area. The area also provides access into vibrant Canary Wharf, where there is an excellent selection of shops, bars and dock-side attractions. Local transport links include Pontoon Dock (DLR), City Airport as well as several convenient A roads for routes into and out of London.

TENURE: Leasehold

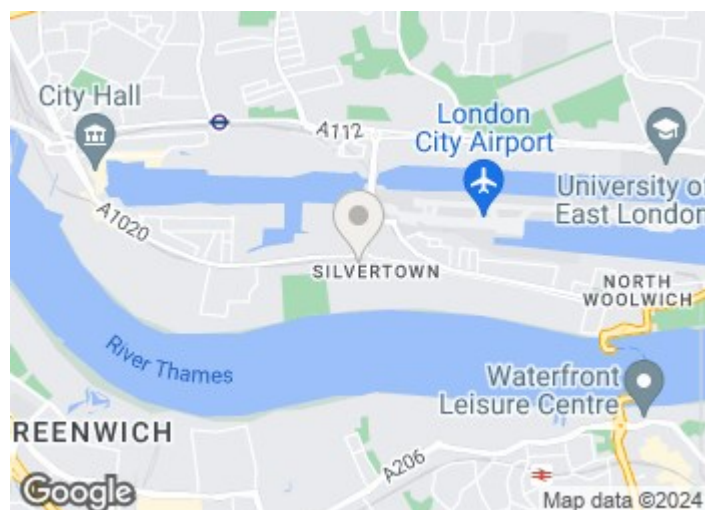
**Offers Over £380,000**

# Connaught Heights 2 Agnes George Walk

, London, E16 2FR



- TWO BEDROOM APARTMENT
- 24 HOUR CONCIERGE AND RESIDENTS GYM
- MAIN BEDROOM WITH EN SUITE
- EXCELLENT TRANSPORT LINKS VIA DLR
- ACCESS TO CANARY WHARF



Directions

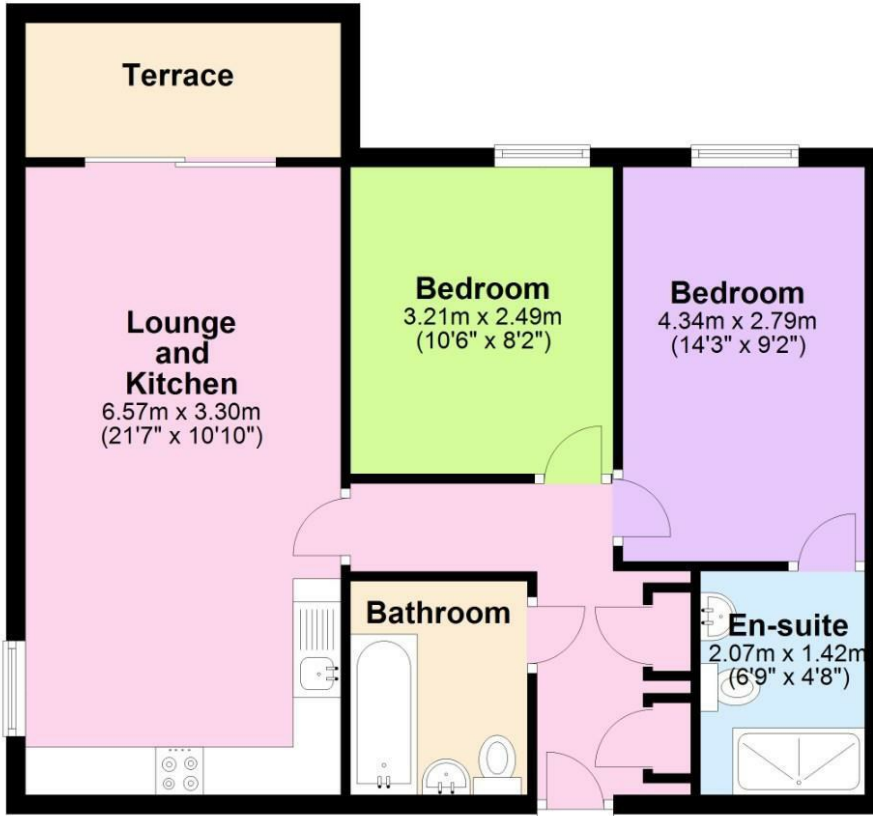




# Floor Plan

## Ground Floor

Approx. 62.6 sq. metres (674.1 sq. feet)



Total area: approx. 62.6 sq. metres (674.1 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		83	83	England & Wales			
		EU Directive 2002/91/EC				EU Directive 2002/91/EC	